

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
September 21, 2010

The Architectural Review Board held its monthly meeting in the Council Chambers at 6120 Broadway on Tuesday, September 21, 2010, at 5:30 p.m.

Members present and composing a quorum of the Board:

Paul Fagan, Chairman
Mike McGlone
David Monnich
Mary Bartlett
Yolanda Gutierrez
Phil Solomon

Members absent:

Suzanne Bettac

Staff present:

Brian Chandler, Community Development Director
Nathan Lester, Building Official
Teresa Forsberg, Community Development Coordinator

The meeting was called to order by Mr. Fagan at 5:32 p.m.

Mr. Monnich made a motion to approve the Demolition & Compatibility Review Training minutes from the special meeting held on August 17, 2010, as submitted. It was seconded by Mr. Solomon. Mr. Monnich made a motion to approve the monthly meeting minutes from August 17, 2010, as submitted. It was seconded by Ms. Gutierrez.

The motion was approved with the following vote:

FOR: Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon
AGAINST: None

CASE NO. 374 S, permanent signage for Brisa Goods
5800 Broadway Ste. 110

Mr. Lester presented the case to the Board. Edward Gutierrez, Comet Signs, was present to answer questions. Mr. Monnich asked if the proposed tenant sign will have the same size, colors, materials and lighting style as the existing tenant signs on the monument sign. Mr. Gutierrez confirmed the proposed tenant sign will match the size, colors, materials and lighting style of the existing tenant signs on the monument sign.

Mr. Monnich made a motion to approve the signage as submitted. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon

AGAINST: None

CASE NO. 370 P, application of AHISD, owner, represented by Lowell Tacker, OCO Architects, to construct a one-story addition to the Alamo Heights High School Fine Arts Building 6900 Broadway

Mr. Lester presented the case to the Board. Lowell Tacker, OCO Architects, was present to answer questions. Mr. McGlone asked about the number of practice rooms. Mr. Tacker confirmed there are more than four practice rooms. Ms. Bartlett expressed concern about the smaller size of the proposed student loading/unloading area. Ms. Gutierrez asked for clarification as to where the proposed drop-off site is for students. Mr. Tacker said that students can be dropped off in the alley or along Fair Oaks. Mr. Monnich asked if this was standard practice. Mr. Tacker stated yes. Ms. Bartlett expressed concern with the front, Broadway-facing façade being too massive and bare. Mr. Tacker stated that the facade is conceptual right now and that maybe they will consider adding a green wall to break up the façade's mass. Mr. Monnich suggested to consider using other design elements like columns to break up the current look of the façade. Mr. Tacker said that they could possibly add a screen wall to help shade the building and break up the façade. Mr. McGlone said he had concerns with the site plan and the demolition of the existing front approach to the school because so much of the existing landscape at the front approach is going to be being removed (trees for parking spaces). Mr. Tacker said that they plan to add landscaping to the front. Mr. McGlone said that the site plan Mr. Tacker had tonight is better than the one that is in their packets. Mr. McGlone said he hopes there will be attention paid to the exit doors exiting out to the north drive if they are for band students. Mr. Tacker said that those are planned to be the main exit doors to be used at the main pick-up/drop-off location, but he does not have a problem in eliminating two or three parking spaces in order to make those two doors better exiting nodes. Mr. McGlone stated that the real parking problems will have to be addressed eventually. Mr. Tacker agreed. Mr. McGlone stated that squeezing in parking spaces into existing paved areas is preferable to demolishing functional spaces of grass and trees for new parking spaces. Mr. Tacker said that he didn't know if this area of Fair Oaks was a school district or City issue. Mr. McGlone stated that it is a public street. Mr. Tacker asked if the City would be open to discussing double-loading Fair Oaks. Mr. Monnich stated that he would have to discuss it with the City. Mr. Tacker suggested that the need for additional parking happens during the second semester when sophomores start driving and needing parking spaces.

Mr. McGlone made a motion to recommend approval with the following suggestions to the applicant: 1) continue examining the locations of parking at the entries and around the school; 2) examine the entrance and exit from the north lobby from the Fine Arts building; and 3) evaluate using alternative paving materials on the existing grass area outside the auditorium. It was seconded by Mr. Monnich.

The motion was approved with the following vote:

FOR: Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon
AGAINST: None

**CASE NO. 368 F, application of Dacia and Lanham Napier, owners, represented by Tobin Smith, Architect, for the determination of significance and demolition review of 100% of the existing main structure to be demolished at
704 W. Castano Ave.**

Mr. Lester announced to postpone the case until the next meeting. Mr. Monnich asked if a motion was needed. Mr. Lester answered that a motion was not needed.

**CASE NO. 369 F, application of Sally & Charles Owens, owners, represented by Bob Murray, SK & A Architects, for the determination of significance of the existing structure and compatibility review of the proposed addition to the front of the existing structure in order to demolish > 25% of the existing structure's front façade.
235 Westover Rd.**

Mr. Lester presented the case to the Board. Bob Murray, SK & A Architects, was present to answer questions about the case. Mr. McGlone asked for clarification in the existing house's roof types. Mr. Murray said there are mansard and flat roofs on the existing house and that part of the project will be to re-roof to match the existing house. Mr. McGlone asked if there is a reason why there is a notch taken out of the house near the sidewalk. Mr. Murray said that they needed the notched articulation to meet our municipal code's articulation requirement. Mr. McGlone asked staff to clarify the rule on articulation and offsetting. Mr. Lester answered for every front span of 40 feet, an offset is required (five feet).

Mr. Monnich made a motion to recommend approval as submitted. It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon
AGAINST: None

**Case No. 371 F, application of Shelley Home Co., owners, represented by Richard Garrison, Architect, for determination of significance of the existing main structure as well as the compatibility of the proposed replacement structure in order to demolish 100% of the existing main and accessory structures.
322 Blue Bonnet Blvd.**

Mr. Lester presented the case to the Board. Richard Garrison, architect, was present to answer questions about the case. Mr. McGlone asked if he is representing the builder or the property

owner. Mr. Garrison answered that he is representing both and that this is not a "spec house." Mr. Solomon asked if he is requiring a retaining wall on the hill of Blue Bonnet. Mr. Garrison answered no, it is not a steep grade. Mr. McGlone asked for clarification in the grading at the home's floor levels. Mr. Garrison stated that the garage isn't level with the house, and the property drops three feet from the front to the alley. Mr. McGlone asked if the garage slopes down two feet. Mr. Garrison stated that it sits at the existing grade. Ms. Gutierrez asked if the garage floor is above grade 30 inches in the back. Mr. Garrison answered yes. Mr. McGlone asked if the building is as far forward as it can be. Mr. Garrison answered yes, it sits four feet closer to Blue Bonnet. Mr. Monnich asked about the proposed materials. Mr. Garrison stated there is potential for many: brick masonry, horizontal siding, or perhaps hardi-board shake siding. Mr. McGlone asked about the proposed window type. Mr. Garrison stated they will be wood-clad, Marvin windows. Mr. Monnich asked about the roof type. Mr. Garrison stated it will be a 40-year, composite shingle type with definition. Mr. Monnich stated he drove around the neighborhood and that the height doesn't seem to be an issue.

Mr. Monnich made a motion to recommend approval as submitted. The project does not meet the significance criteria of Sec. 5-134 (h) and does meet the compatibility criteria of Sec. 5-134 (j). Mr. Fagan asked if Bonnie Houser would like to comment. Ms. Houser asked if she could leaf through the applicant's packet. Mr. Monnich stated she could. After reviewing the plans and discussing the project with Mr. Garrison, Ms. Houser stated that it is okay with her.

Mr. Monnich made a motion to recommend approval as submitted. The project does not meet the significance criteria of Sec. 5-134 (h) and does meet the compatibility criteria of Sec. 5-134 (j). It was seconded by Ms. Gutierrez.

The motion was approved with the following vote:

FOR:	Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon
AGAINST:	None

**CASE NO. 372 F, application of Tiffany and Danny Ferry, owners, represented by John Grable, Architect, for determination of significance of the existing one-story detached garage as well as the compatibility of the proposed replacement 2-story detached garage at 604 W. Castano Avenue, under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to replace an existing 1-story detached accessory structure with a 2-story detached accessory structure.
604 W. Castano Ave.**

Mr. Lester presented the case to the Board. John Grable, architect, and Matt Martinez, John Grable Architects, were present to answer questions about the case. Ms. Gutierrez asked if there is a flat roof over the garage. Mr. Grable stated that it is a pitched roof. Mr. McGlone asked about the pedestals in the site plan. Mr. Grable stated that the smaller pedestal represents an old gate opening, and the other pylons show the proposed 14-foot allowances. Mr. Grable stated that the owners are really attempting to fit within the existing scale and materials of the neighborhood. Mr. McGlone asked why the garage roof (shown in plan) isn't a hip roof. Mr.

Grable stated that he needed to conform to the municipal code's height requirements. Mr. McGlone asked staff to clarify the code requirements for height. Mr. Lester explained the plate-height requirements in the code. Mr. McGlone asked staff to possibly revise the height looming and plate height requirements in the code because he didn't think that the code is not creating the best designs with respect to roof slopes (since Mr. Grable's roof slopes do not match). Mr. Chandler stated that staff had worked with the applicant regarding code issues but agreed that the code isn't flexible enough.

Mr. Monnich made a motion to recommend approval as submitted. The project does not meet the significance criteria of Sec. 5-134 (h) and does meet the compatibility criteria of Sec. 5-134 (j). It was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Fagan, McGlone, Monnich, Bartlett, Gutierrez, Solomon
AGAINST: None

**CASE NO. 373 F, application of Anders & Karen Monsen, owners, represented by
Lyndsay Thorn, Architect, in order to demolish 100% of the existing one-story detached
accessory structure and replace it with a two-story detached accessory structure.
501 Abiso Ave.**

Mr. Lester presented the case to the Board. Lyndsay Thorn, architect, was present to answer questions about the case. Mr. McGlone asked about the lack of notches in the back of the structure. Mr. Thorn stated that he met the code requirements. Mr. McGlone asked about the fenced security of the site. Mr. Thorn stated that they'll have a fenced area, and the fence will return near the storage area. Mr. McGlone asked if there will be any screening that would fill any wall voids at the carport. Mr. Thorn stated that they do not intend to fill in the voided spaces with screening or a sliding fence. Mr. Thorn explained the siding of the structure (smooth, hard-plank siding on the lower portion with tear drop-shaped siding at the top portion; the two types would be contrasting colors). Mr. Thorn explained that the open-web trussed system is for storing a boat overhead. Mr. Monnich asked for clarification in how the street-facing door operates. Mr. Thorn answered that the door would operate like a barn door that slides to the left. Monnich asked if, when you open the sliding door at the street, you would be looking at storage. Mr. Thorn answered yes. Mr. McGlone asked about the "Block and Tackle" note on the plans. Mr. Thorn reiterated that it is noting where the boat will be placed overhead. Ms. Gutierrez asked if the hip roof will continue to the front. Mr. Thorn stated no. Mr. McGlone asked why it isn't a gable-end roof at the street. Mr. Thorn said that the space would be too shallow. Mr. McGlone stated that the garage articulation is busy-looking. Mr. Thorn stated that since the second floor of the garage is a rectangular volume, the articulation seemed necessary. Ms. Gutierrez stated that she likes that there is not a gable over the garage. Mr. McGlone stated that he believes the roof will be taller.

Mr. Monnich made a motion to recommend approval as submitted. The project does not meet the significance criteria of Sec. 5-134 (h) and does meet the compatibility criteria of Sec. 5-134 (j). It was seconded by Mr. Solomon.

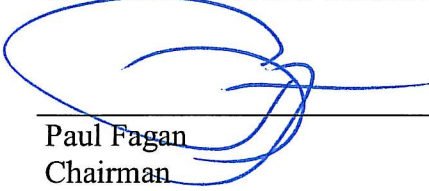
The motion was approved with the following vote:

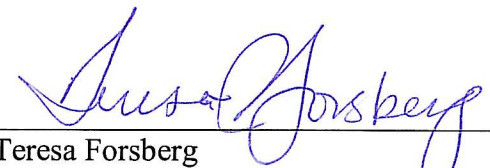
FOR: Fagan, Monnich, Bartlett, Gutierrez, Solomon

AGAINST: McGlone

There being no further business, the meeting was adjourned at 6:56 p.m.

THE PROCEEDINGS OF THE MEETING ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



Paul Fagan
Chairman

Teresa Forsberg
Community Development Coordinator

10/15/10
Date Signed & Filed